



Chapter 10: Administration

Introduction

This chapter focuses on the administration of the General Plan. Administration is not the same as implementation, though the two are closely related. Administration of the General Plan is the sole responsibility of the County of Riverside, under the authority of the Board of Supervisors. It is a function strictly within the purview of the Transportation and Land Management Agency. Implementation, on the other hand, may involve a variety of responsible parties including, but not limited to, a variety of County agencies and departments as well as entities outside the County organization. Administration applies provisions of the General Plan directly to the land, while implementation may involve a whole array of actions that may or may not apply directly to the land.

Administration of the General Plan policies includes establishing, maintaining, and applying tools and procedures for interpreting the intent of the General Plan and applying that interpretation to:

1. Proposed private development projects;
2. Proposed public works projects in support of land development or preservation (Government Code Section 65401);
3. Proposed acquisition or disposal of public land (Government Code Section 65401);
4. Adoption of ordinances and standards for implementing General Plan land use designations, especially through the Zoning and Subdivision Ordinances;
5. Coordination with other jurisdictions in approving land development actions of mutual interest that take place within or adjacent to unincorporated territory;
6. Establishing systems and procedures for tracking development activities in response to the General Plan;
7. Amending the General Plan;
8. Providing accurate information regarding the General Plan to individuals who have a need for such information; and
9. Compliance with provisions of the California Government Code requiring an annual report to the Board of Supervisors, the Office of Planning and Research, and the Department of Housing and Community Development on progress in implementing the General Plan (Government Code Section 65400(b)(1)).

A basic premise regarding the County's administrative responsibilities is that it maintains adequate staff, space and funding for the proper conduct of these functions. That extends, as well, to the maintenance of appropriate local codes, especially zoning and subdivision ordinances.

The administrative function, however, does not just include processing private or public development projects. It extends to providing information about and interpretations of the General Plan to those who have need for such information.



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Administration Element

The clientele for this service includes property owners, project proponents, other jurisdictions that have an interest in unincorporated land development, other governmental agencies, and any member of the general public who may have an interest in how General Plan policies are being applied to the land.

Because a number of governmental agencies have a legal and functional interest in facilitating the development of a project once it is approved, a considerable amount of coordination must take place during the project review process. It is not the purpose of this portion of the General Plan to detail how that coordination must take place; it is only to establish the point that this coordination must occur.

A major thrust of this General Plan is that the County of Riverside is involved not just in approving projects, but in community building in the truest sense. That is expressed clearly in the Riverside County Vision that is the foundation for the General Plan. Accordingly, the considerations that must be brought to bear in evaluating proposed development projects and designing implementation programs and actions are numerous and challenging. This perspective is an essential basis for conducting the administrative duties performed by the County.

This chapter provides more specific direction on several aspects of General Plan administration. In addition to this introduction, which sets the stage for the General Plan's administration, further sections deal with:

1. The General Plan Structure;
2. Interpreting the General Plan's Intent;
3. Monitoring Development and Conservation;
4. General Plan Certainty System (Amendment Procedures);
5. Project Processing and Appeal Procedures; and
6. The Incentives System.

GENERAL PLAN STRUCTURE

Because of the unprecedented thoroughness with which this General Plan was prepared and the active involvement of numerous stakeholders in its content, it is essential to appreciate how the special structure of the General Plan contributes to its role in guiding development and conservation of land under authority of the Board of Supervisors. The following topics that make up the key structural ingredients in the General Plan demonstrate this point:

1. A Vision for Riverside County;
2. General Planning Principles;
3. Countywide Elements and Planning Policies;
4. Area Plan Policies; and
5. Appendices (especially the Implementation Program).

Two additional resources merit mention as useful resources in understanding the rationale and intent of the General Plan, even though they are not part of the General Plan structure, per se. The first is a set of Community Center Guidelines, which provide suggestions (not rules) for ways of implementing a key feature of the General Plan: community centers that serve as focal points for unincorporated communities. These guidelines are described more fully below